

**CITY OF EULESS
PLANNING AND ZONING COMMISSION
OCTOBER 2, 2018
MINUTES**

A regular meeting of the Planning and Zoning Commission was called to order by Chairman Richard McNeese at 5:30 p.m. on August 21, 2018 in the Council Chambers of City Hall, 201 North Ector Drive. Those present included Chairman Richard McNeese, Vice Chairman LuAnn Portugal, and Commission Members: Curtis Brown, Ronald Dunckel, Steve Ellis, and Warren Wilson.

During the Pre-Session Meeting:

- Senior Planner Stephen Cook reviewed the regular agenda.
- Director of Planning and Economic Development Mike Collins presented the Development Update.

PLANNING AND ZONING CONSIDERATION OF SCHEDULED ITEMS – COUNCIL CHAMBERS

The Euless Planning and Zoning Commission continued their meeting in the Council Chambers at 6:30 p.m. for consideration of scheduled items.

STAFF PRESENT:

Mike Collins, Director of Planning and Economic Development
Stephen Cook, Senior Planner
Hal Cranor, Director of Public Works and Engineering
Tesla Harlan, Administrative Secretary
Don Sheffield, Building Official
Paul Smith, Fire Marshal

VISITORS:

David Lewis
Jack Rowe
Landon King
Joe Robins

INVOCATION

Commissioner Brown gave the invocation.

THE PLEDGE OF ALLEGIANCE

Vice Chairman Portugal led the pledge of allegiance.

ITEM 1. APPROVED PLANNING AND ZONING MINUTES

Commissioner Dunckel made a motion to approve the minutes for the regular meeting of September 4, 2018.

Commissioner Wilson seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal and Commission Members: Brown, Dunckel, Ellis, and Wilson.

Nays: None.

Abstention: None.

Chairman McNeese declared the motion carried. (6-0-0)

ITEM 2. APPROVED PRELIMINARY PLAT NO. 18-04-PP

Senior Planner Stephen Cook gave a brief description of the case. The applicant proposes to preliminary plat 36.288 acres of property located northeast of Westpark Way and W. Pipeline Road for single family detached dwelling residential development in accordance with the provisions of Ordinance No. 2203 establishing the Planned Development District. The Planned Development District was approved by the City Council on September 11, 2018. There will be one hundred eight (108) single-family lots and five (5) open space lots.

The technical aspects of the subdivision, including setback distances, placement of easements, and drainage design, comply with the City of Euless Unified Development Code.

The Development Services Group has reviewed the proposed Preliminary Plat and has certified that it meets the technical standards of the City of Euless. Staff recommends approval.

There were no further questions or comments presented by the Commission.

Vice Chairman Portugal made a motion to approve Case No. 18-04-PP for a Preliminary Plat of 36.288 acres on James Matson Survey, Abstract 1080, tracts 1, 1D, 3E to be platted as Lonestar Estates, Block A, Lots 1-22, A; Block B, Lots 1-11, A and B; Block C, Lots 1-32; Block D, Lots 1-17, A and B; Block E, Lots 1-26 located northeast of Westpark Way and W. Pipeline Road.

Commissioner Ellis seconded the motion with the modification to the ordinance. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal and Commission Members: Brown, Dunckel, Ellis, and Wilson.

Nays: None

Abstention: None

Chairman McNeese declared the motion carried. (6-0-0)

ITEM 3. APPROVED FINAL PLAT NO. 18-06-FP

Senior Planner Stephen Cook gave a brief description of the case. The final plat is for the development of senior housing apartment residences located on 4.288 acres at 2350 State Highway 121. The final plat conforms to the standards of the zoning district. The planned development for the age restricted apartment use was approved through case number 16-03-PD approved by the City Council on December 13, 2016.

The Development Services Group (DSG) has reviewed and certified the application has met all of the information required for consideration by the City of Euless. Staff recommends approval of the final plat.

There were no further questions or comments presented by the Commission.

Commissioner Wilson made a motion to approve Case No. 18-06-FP for a Final Plat to be located on 4.288 acres out of the Levi Franklin Survey Abstract No. 513, Tracts 4, 4B, 4C, to be platted as 55 Plus Residences, Block A, Lot 1; located at 2350 State Highway 121.

Commissioner Dunckel seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal and Commission Members: Brown, Dunckel, Ellis, and Wilson.

Nays: None

Abstention: None

Chairman McNeese declared the motion carried. (6-0-0)

ITEM 4. RECOMMENDED APPROVAL OF SITE PLAN NO. 18-13-SP

Senior Planner Stephen Cook gave a brief description of the case. The developer intends to construct a 5,781 square foot Bottlecap Alley restaurant. The site is located north of the Goodnight Trail entrance from the SH 121 frontage road.

Access to the site will be from a mutual drive approach from Rio Grande Boulevard. As adjacent lots are developed to the south and north, cross access will be established between the lots.

The site will contain eighty-two (82) parking spaces. New sidewalks will be constructed along Rio Grande and the frontage road. Alternative paving and sidewalks will connect the building directly to Rio Grande to aid pedestrian access to the site. The restaurant will have a drive-through around the west and southern sides of the building. There is opportunity for exiting the drive-through without ordering; and enough maneuver space to get back into the traffic pattern at the end of the drive-through lane.

The Landscaping installed will include trees planted throughout the site, along the frontage road and Rio Grande Boulevard. Landscaping will be placed along the drive-through lane and throughout the patio on the north side of the restaurant.

The building is a masonry structure with the Bottlecap Alley branding elements incorporated into the structure. The primary façade will face onto the frontage road with an outdoor patio on the north side of the restaurant.

The Development Services Group has reviewed the site plan and has certified that it meets City standards.

There were no further questions or comments presented by the Commission.

Commissioner Ellis made a motion to recommend approval of Case No. 18-13-SP for a Site Plan for a Commercial Development proposed to be located on 1.29 acres platted as Glade Parks Block C, Lot 4 to be addressed at 2411 State Highway 121.

Commissioner Wilson seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Portugal and Commission Members: Brown, Dunkel, Ellis, and Wilson.

Nays: None

Abstention: None

Chairman McNeese declared the motion carried. (6-0-0)

ITEM 5. ADJOURN

There being no further business, the meeting was adjourned at 6:42 p.m

Chairman Richard McNeese Date